



Smiths
your property experts

Hancock Close

Gaddesby

- No upward chain
- Beautiful high-specification cottage built in 2022
- One of just eight properties in a bespoke development
- Period-style brick with a slate roof and in-frame windows
- Shaker-style kitchen/breakfast room with Quartz worktops
- Sitting room with bi-fold doors leading to the rear garden
- Two double bedrooms and a modern family bathroom
- Off-road parking for two vehicles

General Description

Smiths Property Experts offer to the market, with no upward chain, this beautiful modern cottage built to a high specification in 2022. It is one of just eight homes in a bespoke development constructed by the well-regarded and local firm Mark Snutch Builders.

The property offers the convenience of a modern home in an attractive rural village setting with an excellent community. There is a double-width driveway providing off-road parking, front and rear gardens, and beautifully presented living space throughout.





The Property

The property has been lovingly maintained by its owners and is offered in 'turnkey' condition throughout. Built in a period style brick with a slate roof and in-frame cottage-style double-glazed windows, there is a porch to the front. The property is sold with the remainder of its 10-year NHBC warranty.

Internally, the accommodation is laid across two floors, benefitting from mains services and gas central heating. Downstairs is a beautiful shaker-style kitchen/breakfast room with upgraded units, Quartz work surfaces, ceramic tiled flooring, and a full host of integrated appliances. There is a useful downstairs WC, an under-stairs store, and a lovely sitting room to the rear with bi-fold doors opening onto a seating terrace. Upstairs are two double bedrooms and a modern family bathroom suite. The main bedroom has a storage cupboard.

The Outside

The house is set back away from the road, and has excellent off-road parking, the benefit of an electric car charger, and lawned front gardens. The rear gardens have two seating areas with a further sunspot to the bottom right of the garden, with a central lawn.





The Location

Gaddesby is a highly regarded village in the Wreake Valley, convenient for commuting to Melton Mowbray, Loughborough, and Leicester. The village has a superb primary school, a bustling public house, the Cheney Arms, and a village church. The nearby market town of Syston (4 miles) offers a full host of facilities and amenities. There is an abundance of beautiful countryside walks on the doorstep, and the village street scene is particularly attractive with a mix of period houses and cottages.

Property Information

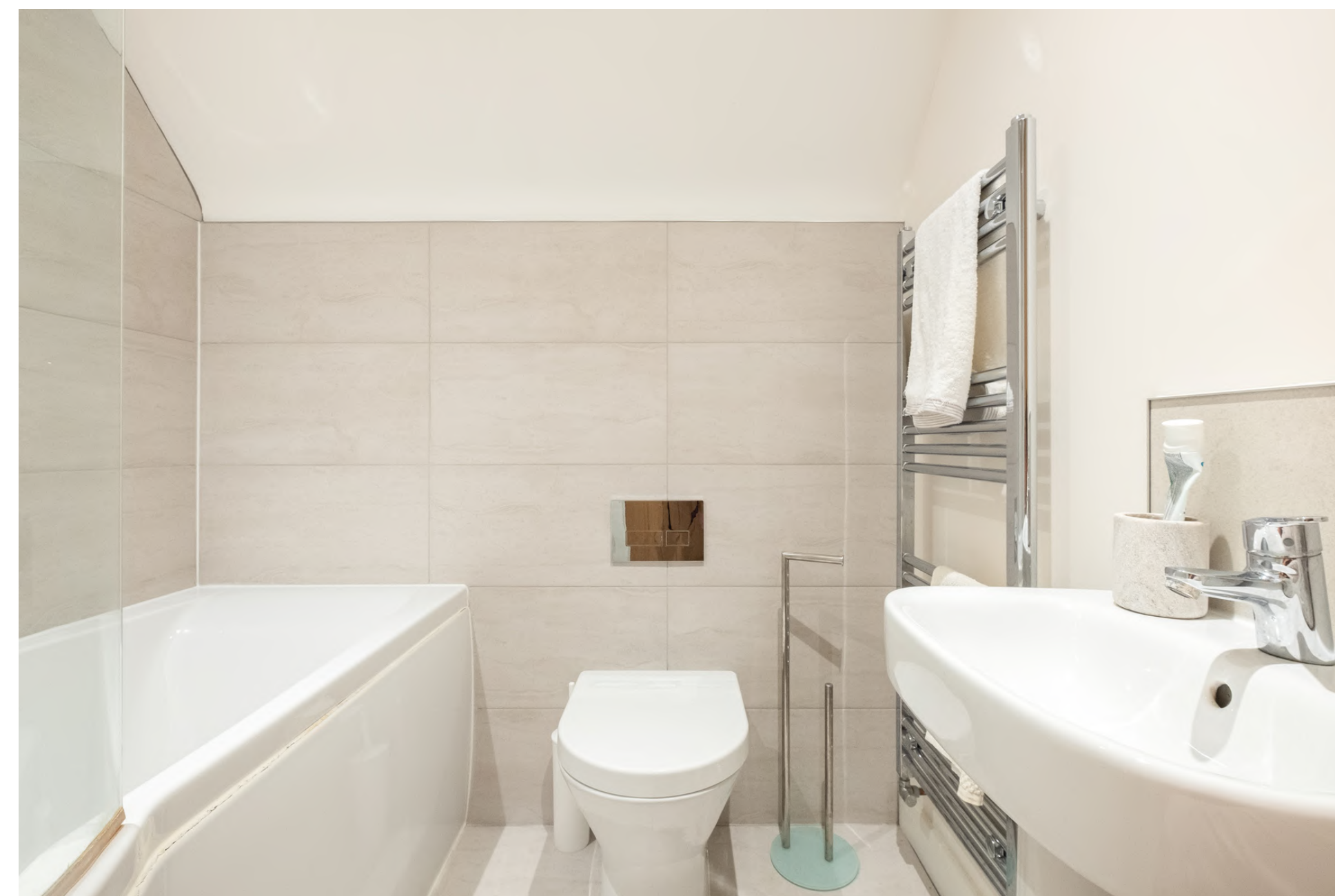
EPC Rating: B.

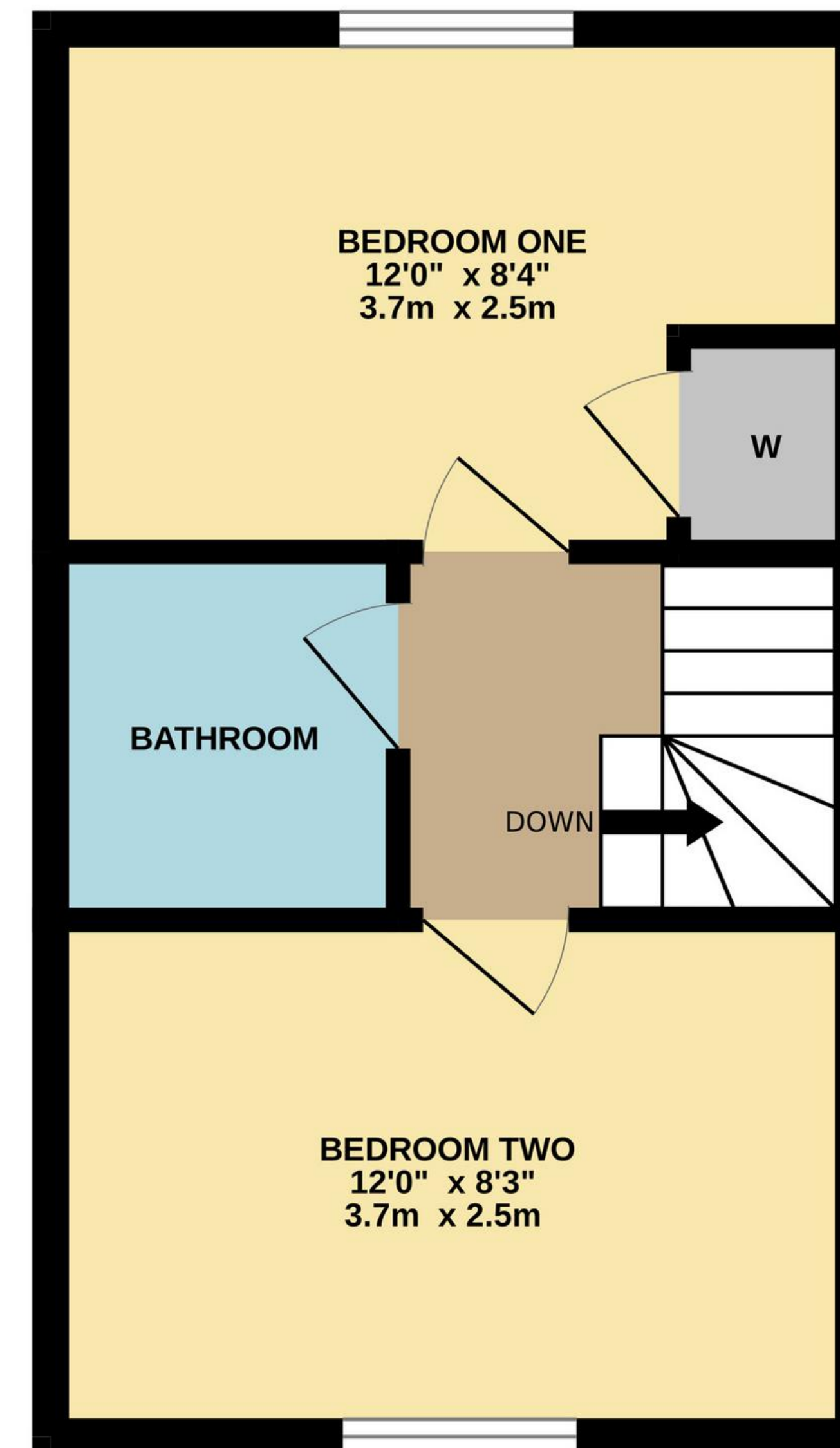
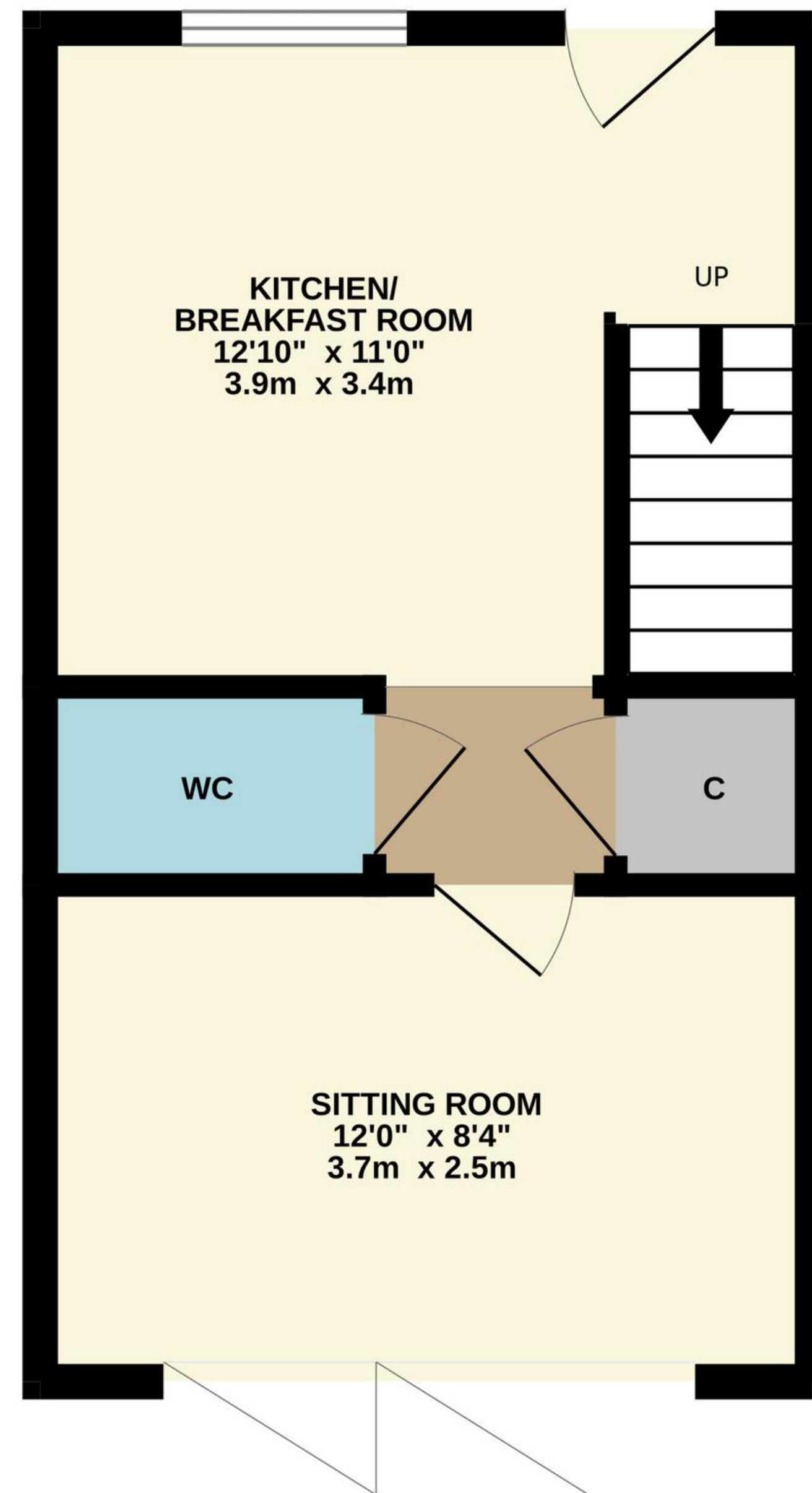
Tenure: Freehold. Council Tax Band: A.

Local Authority: Melton Borough Council.

Important Information

Every care has been taken with the preparation of these Sales Particulars, but complete accuracy cannot be guaranteed. In all cases, buyers should verify matters for themselves. Where property alterations have been undertaken buyers should check that relevant permissions have been obtained. These particulars do not constitute any part of an offer or contract. All measurements should be treated as approximate and for general guidance only. Photographs are provided for general information, and it cannot be inferred that any item shown is included in the sale. Plans are provided for general guidance and are not to scale. Any outline plans within these particulars are based on Ordnance Survey data and are provided for reference only.





TOTAL FLOOR AREA : 580 sq.ft. (53.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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01509 278842

sales@smithspropertyexperts.com

smithspropertyexperts.com



